

OFFICIAL MINUTES OF THE MEETING
GOODLETTSVILLE PLANNING AND ZONING COMMISSION

March 2, 2020
5:02 p.m.

Goodlettsville City Hall
Massie Chambers

Present: Chairman Tony Espinosa, David Lynn, Scott Trew, Mayor Jeff Duncan, Jerry Garrett, Jim Hitt, Grady McNeal, Judy Wheeler, Vice-Mayor Rusty Tinnin, Bob Whitaker, and Jeff Parnell

Absent:

Also Present: Addam McCormick, Russell Freeman, Mary Laine Hucks, Rhonda Carson, Tim Ellis, Mike Bauer, Greg Edrington, and Jeff McCormick

Chairman Espinosa called the meeting to order and Scott Trew offered prayer

Staff stated no staff requested or noted changes to the agenda

Lynn made a motion to approve the agenda, Tinnin seconded the motion. The motion passed unanimously 11-0.

Hitt made a motion to approve the minutes of the March 2, 2020 meeting, Wheeler seconded the motion. Motion approved unanimously 11-0.

AGENDA ITEMS

ITEM#1 Avalon Gas Station and Retail Space/Klober Engineering Services:
Requests site plan approval for two (2) buildings with 10,710 sq. ft.
and twelve (12) fuel pumps on 2.0 acres at the intersection of
Dickerson Road/Hwy 41 and Robert Cartwright Drive. Property
referenced as Davidson County Tax Map/Parcel# 03300030000 and is
zoned CPUD, Commercial Planned Unit Development. Property
Owner: Atlanta Investment Team, LLC (9.1#02-20) {Deferred Item}

Kyle Schneider, Project Representative with Klober Engineering

Staff Discussion:

- History of project including preliminary master plan approval that was basis for property acquisition and final site design
- Traffic study completed- plans revised to reflect recommendations of traffic study
- Traffic study referenced limited distance to Robert Cartwright Drive entrance to Dickerson Road- per study might create on-site back up and fortunately no access points across the street in this area.
- Revised drainage design due to concerns expressed by staff and Planning Commission
- Drainage easement needed for 48" culvert extended through property and written agreement for off-site grading and drainage work
- Sidewalk outside right-of-way will require TDOT to approve accepting increased right-of-way
- Revised building materials- increased brick wall materials and revised gas canopy design
- Concern with internal access due to opposite direction lanes between buildings, limited drive-

thru que lanes, and ADA access between buildings crossing main aisle and limited visibility between building and pedestrian access also is an issue

Planning Commission Discussion:

- Schneider discussed issue with ADA connection including dimension and maintaining slopes
- Schneider discussed they do not have a defined tenant yet
- Espinosa discussed option for a raised elevation cross walk for ADA access
- Hitt discussed congested area and asked about lane width
- Edrington discussed the height differences between the lanes of 1.5' to 2.25' feet
- Schneider discussed 12' travel lanes and 4' median between buildings
- McNeal discussed the site design is very tight- and if someone pulls in beside building how would they turn around
- Bauer discussed possible parking issues in back and need for signage
- Staff stated engineer can bring back revised plans to address items
- Espinosa asked Hucks from Economic Development Standpoint would drive thru and site be successful with design
- Hucks discussed to preliminary to tell since don't have tenants defined yet and her dealings with tenants drive thru and access are important and this corridor doesn't meet traffic requirement of many national chains
- Espinosa discussed from development standpoint would tenants be successful with access issues and potential of eliminating some drive thru lanes – could benefit to have less lanes
- Trew discussed loading zone around back could block up drives and that semi-truck parked in area would create issues
- Schneider discussed designed for a semi-truck but tight area
- Espinosa discussed with food service experience most food deliveries box trucks
- Duncan expressed concern with site being programmed wrong and the need to flip the site- and traffic could be an issue and instead a single retail building
- Parnell discussed drainage design and calculations regarding by-pass and pre drainage calculations and if it is correct they are decreasing per calculations post flow including by-pass less than pre flows which is a conservative design
- Schneider discussed drainage design and calculations and by-pass items
- Parnell discussed maneuverability concerns and anyone coming into site without prior knowledge of site and access will have a severe traffic issue
- Parnell discussed concerns with lack of drive thru que areas and 4 drive thru lanes
- Parnell discussed with design of drive thru lanes and limited median design safety issues and prefer a different design

Garrett made the motion to defer the request to have another plan submitted. seconded by Parnell including recommend different site plan.

- Duncan discussed highway access ok but internal access and design a concern
- Trew discussed deferral or denial and Schneider requested deferral to give them opportunity to make revisions
- Staff discussed deferral best option with prior preliminary approval.
- Tinnin discussed ownership of property and cost feasibility and that there will be more room with

actual development- area is bigger than appears on paper.

-Schneider discussed the square footage is requested due to cost of dirt work on the property and revenue anticipated with drive thru lanes

The motion passed unanimously 11-0.

ITEM#2

PUBLIC HEARING Planning and Development Services Staff:
Requests recommendation to expand the City's Sumner County Urban Growth Boundary along Long Hollow Pike, Happy Hollow Road, and a section of Hogan's Branch Road to the Goodlettsville City Commission and the Sumner County Urban Growth Boundary Coordinating Committee. The expanded area includes both sides of Long Hollow Pike from the Ralph Hollow Road intersection to the Center Point Road and Happy Hollow Road intersection.

Staff Discussion:

-Proposal to expand the City's Sumner County Urban Growth along Long Hollow Pike from existing area near Ralph Hollow Road to area near Happy Hollow Road and Center Point Road.

-Resolution approved last year between City and Hendersonville to permit the City to expand into a section of Hendersonville's boundary with exchange for right-of-way dedication on South Center Point Road

-Summary of comprehensive growth law from 1998 including urban, planned, and rural area designations

-Annexation laws have changed since original law now limited to either as requested by property owner or approval thru an impacted property owner referendum

-Plan of Services still required by law during for developments and any annexation process

-Future planned land use in area based with County's Long Hollow Pike Corridor including primarily low density single family uses and due to natural features in area also medium density in cluster type development on land more suitable for development

-Future planned land use also includes a commercial service/convenience area similar to current limited commercial and entertainment use between Montgomery Road and Happy Hollow Roads

-State requires 2 public hearings at city level before submitting to Sumner County Coordinating Committee including representatives from county government and agencies and cities.

Espinosa opened the Public Hearing

-No one signed public hearing sign-in sheet or came forward to speak on the issue

Trew made the motion to close the public hearing, seconded by Parnell. The motion passed unanimously

-Parnel asked about if city would be required to provide services to the growth boundary area.

-Staff discussed the plan of service requirement of the law is still the same and cities have to adopt with all annexations a plan of city service expansion which is usually development based so typically utility and any roadway improvement services are required to be extended by developer for the development.

-Staff discussed the city has to plan for extending services within urban growth plan but actual extension of city services with annexations

- Staff discussed city services including police and fire and planning would be extended with annexation and the growth boundary plan write up portion includes the need for a future fire substation in area to support growth in future area
- Staff discussed developer of annexed property for a development required to extend utility and make any required roadway improvements
- Garrett discussed annexation driven process and no sewer service without annexation and services tied to annexation
- Ellis discussed history and proposed area should have been included in the 1999 boundary proposal and that previous annexation laws cities requested large areas in their urban growth boundary
- Ellis discussed this process started with Gallatin and Hendersonville reviewing amendments about switching boundaries in a few sections and some cities reviewing possibly even retracting urban growth boundaries since they can't grow in the original 1999 boundaries
- Staff discussed the next steps in the process and difficulty in any city budget planning for annexation since process is requested by owners and developers.

Parnell made the motion to approve the request, seconded by Hitt. The motion passed unanimously 11-0.

Planning Commission Discussion Items:

Final Subdivision Plat-

- Update from last month and state law presented
- Sixty (60) days timeline from Planning Commission first review
- Voting procedures and how to handle tie votes with final subdivision plats
- Recommendation defer only once- next meeting take formal action to approve, deny, or any additional deferrals per applicant
- Best procedure is all deferrals to be agreed upon by applicant
- Final subdivision plat process is reviewed as a property right which is the reason for defined state law section

Meeting Packets-

- City Commission reviewing changing to all digital packet including digital packets and city provided tablets or laptops
- Change would save printing and staff time
- City Planning Commission also being reviewed would include Planning Commission sitting at fixed desk for computer connections
- Commission discussed process and Espinosa discussed importance to still be involved in conversations and possibly moving applicant up closer
- Duncan explained successful process used by the Sumner County School Board

Spring Training Session-

- Training idea for a tour in Hendersonville and Franklin of new residential developments
- City take van on a Saturday and review new developments types for ideas
- City Commissioner has requested City to review increased design standards for residential neighborhoods

State Ethics Disclosure Forms-

- State sent out forms for Planning Commissioners to fill out and send back in
- If any Commissioner did not receive forms or send in filled out form then let staff know

Public Forum on Planning Related Topics

No one present to speak

All in favor to close the public forum. Motion approved unanimously 11-0.

With no further business, the meeting adjourned at 6:09 pm.

Tony Espinosa, Chairman

Addam McCormick, Planning Director